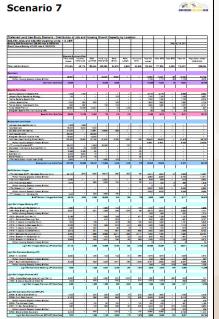
Envision San José 2040 General Plan Update February 28, 2011 Task Force Meeting #48



Project Scope & Council Actions Report

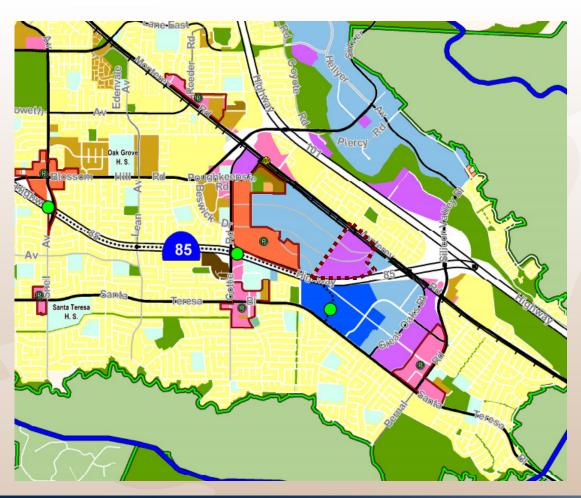
- 1. Preferred Land Use Scenario (Revised) = Scenario 7
 - Job capacity moved to Urban Villages from Alviso
- 2. City Council 1/25/11 Options
 - = Scenario 7A
 - GP07-02-01 (iStar)
 - GP10-05-01 (Rancho del Pueblo)
- 3. Remaining Envision Requests



Scenario 7	Α										ENVIS	ONSAN JOSE
Preferred Land Use Study Scenario * IStar	& Renci	o - Dietri	oution of	Job and	Housing	Growth	Capacity	by Local	ion			
\$39,450 Jobs and 429,350 Dwelling Units: Builty 200 Seventer MC40 Jan & MC40 Co.	3.3/ER									760	ey 18, 2011	
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	Territoria.	Transfer	160	Made myn Rae Other	and a	Trial:	District Co.	Table So	Table 1872	Fair BFS	Television	Name of Street or other
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Specific Floridates		0.00							100	31		55
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Marine Service & Bushing Park		İ		-		_		U40	760	-	U89	
Tamer Basin Ass Specia For	1,000	100	-	120	120		-	1,040	1,040	-	1,027	
Annual Section Co. (Section 1981)	18.60	15,758	18,907	- 1	- 4	-		- 2	- 10		-	
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	-							-			-	
Employment Land Street		100										
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	19,000	-	1911	10,000	-		_		-			
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			_	1,880	-			1100	2,822		2.00	
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ENT - Bull our Represent to 1 Portion receip Copiedly Armely British	1,600		1,000		Lee		1989	330 330	44	171 272 273	324 324	
Upo fair formers (bearing set) business	*,				1,486			4,840		-		
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Light Restriction (Face of Children	4,000		1,865	1,000	***	1,866		1,246	1,000	***	5,011	
			1	1								
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Parties resident County (County British CREST Fire National (View)	640	_	-	10	180	_	100	600	400	-	- E	_
CRET-William Corne Breet (v)	100	-	- 4	211	228	-		1211		211		
Performance Season Americans	1,600	-	500	-	1,200	=	120	110	186	274	372	-
	1479		1,200	1/80	2.830	179	1,870	110	1.00	210	140	
Light Rat Contains (Planner BRTLAT) Busifiess												



GP07-02-01 (iStar) Scenario 7A Adjustments



Change from:

 76 Acres of Combined Industrial / Commercial

Change To:

 76 Acres of Mixed-Use Residential



GP07-02-01 (iStar) Scenario 7A Adjustments

D (11 11 0/ 1 0 1 10/	^ -	B:				• "	•		. 1			1
Preferred Land Use Study Scenario + iStar		io - Distrik	oution of	Job and	Housing	Growth	Capacity	by Local	ion			
839,450 Jobs and 429,350 Dwelling Units;	1.3 J/ER											
Existing 2008 Development: 369,450 Jobs & 309,350 DU										Febru	ary 18, 2011	
Growth Above Existing: 470,000 Jobs & 120,000 DU												
	Scenario Si	ımmary Data										
	Total Jobs		R&D/	Mid & High	Retail	Retail	Institutional/	Total DU	Total MFD	Total SFD	Total HH	Population Added
	Added	Warehouse	Low-Rise	Rise Office	(Small)	(Large)	Other	Added				(3.06 P/HH)
Total Job/DU Growth	470,000	43,114	158,401	206,072	35,032	6,878	20,503	120,000	116,328	3,672	116,221	355,634
Employment Land Areas												
Monterey Business Corridor (v)	1,095	1,095		_					- 1		-	
New Edenvale	16,000	9,000	7,000	-			-					-
Old Edenvale Area (Bernal)	29,950	-	9,917	19,635	398	-	-		-	-	-	-
Light Rail Villages (Existing LRT)			1						'		'	
VR17 - Oakridge Mall and Vicinity (v)	9,090	-	1,566	2,966	2,211	230	2,117	7,343	7,343	-	7,112	21,762
VR18 - Blossom Hill Rd/Cahalan Av	1,780	-	308	440	549	43	440	600	600		581	1,778
VR19 - Blossom Hill Rd/Snell Av	3,368	-	569	1,820	569	69	341	643	635	8	623	1,906
Portion Housing Capacity Already Entitled								8	-	8	8	24
Light Rail Villages (Existing LRT) Sub-Total	27,890		5,122	11,405	5,582	950	4,831	20,078	20,070	8	19,446	59,503
Commercial Center Villages & Corridors		1	'1	,	1	1				'		
C34 - Tully Rd/S. King Rd	1,900	-	1,010		500	60	330	1,000	1,000	_	969	2,964
C35 - Valley Fair/Santana Row and Vicinity (v)	2,410	-	660	920	185	130	515	2,635	2,635	-	2,552	7,809
Portion Housing Capacity Already Entitled								725	725		702	2,149
C36 - Paseo de Saratoga and Vicinity	3,000	-	525	725	930	95	725	2,500	2,500	-	2,421	7,409
C37 - Santa Teresa Bl/Bernal Rd	1,500	-	450	400	300	50	300	452	452		438	1,340
C38 - Winchester Boulevard	4,600	-	1,050	1,150	1,000	200	1,200	2,000	2,000	-	1,937	5,927
C39 - S. Bascom Avenue (North)	1,000	-	300	-	550	50	100	1,400	1,400	-	1,356	4,149
Other Identified Growth Areas		1	1	1	1	1	1		,	`	,	1
Vacant Lands	3,625	400	700		815	1,560	150	1,273	785	488	1,233	3,773
Entitled & Not Built			-		-	-	-	1,697	575	1,122	1,644	5,029
iStar (File No. GP07-02-01)								1,100	220	880	1,065	3,260
Rancho del Pueblo (File No. GP10-05-01)								570	428	142	552	1,689



GP10-05-01 (Rancho del Pueblo) Scenario 7A Adjustments



Change from:

 31 Acres of Open Space, Parklands and Habitat

Change To:

- 26 Acres of Mixed-Use Residential and
- 5 Acres of Open Space Parklands and Habitat



GP10-05-01 (Rancho del Pueblo) Scenario 7A Adjustments

Preferred Land Use Study Scenario + iStar	& Ranci	io - Distrit	oution of	Job and	Housing	Growth	Capacity	by Local	ion			
839,450 Jobs and 429,350 Dwelling Units;	1.3 J/ER											
Existing 2008 Development: 369,450 Jobs & 309,350 DU										Februa	ary 18, 2011	
Growth Above Existing: 470,000 Jobs & 120,000 DU												•
	Scenario Si	ımmary Data										
	Total Jobs	Industrial/	R&D/	Mid & High	Retail	Retail	Institutional/	Total DU	Total MFD	Total SFD	Total HH	Population Added
	Added	Warehouse	Low-Rise	Rise Office	(Small)	(Large)	Other	Added				(3.06 P/HH)
Total Job/DU Growth	470,000	43,114	158,401	206,072	35,032	6,878	20,503	120,000	116,328	3,672	116,221	355,634
BART/Caltrain Villages			1									
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)	22,100	(200)	1,830	19,870	250	300	50	4,814	4,804	10	4,662	14,267
Portion Housing Capacity Already Entitled	,	` ′						3,884	3,884	-	3,762	11,511
VT3 - Five Wounds BART	4,050	-	-	4,000	-	-	50	672	672	-	651	1,992
VT4 - The Alameda (East)	1,610	-	250	1,230	100	-	30	411	402	9	398	1,218
Portion Housing Capacity Already Entitled								9	-	9	9	27
VT6 - Blossom Hill / Hitachi	-	-	-	-		-		2,930	2,930	-	2,838	8,683
Portion Housing Capacity Already Entitled								2,930	2,930		2,838	8,683
VT7 - Blossom Hill / Monterey Rd	1,940	-	200	1,550	190	-	-	-			-	-
BART/Caltrain Villages Sub-Tota	29,700	(200)	2,280	26,650	540	300	130	8,827	8,808	19	8,549	26,160
Other Identified Growth Areas												
Vacant Lands	3,625	400	700	-	815	1,560	150	1,273	785	488	1,233	3,77
Entitled & Not Built		-	-	-	-	-	-	1,697	575	1,122	1,644	5,02
iStar (File No. GP07-02-01)								1,100	220	880	1,065	3,26
Rancho del Pueblo (File No. GP10-05-01)								570	428	142	552	1,68
Former Villages (no housing growth capacity)												
VT25 - W. Capitol Expy/Monterey Rd	870	-	650	-	110	-	110	-	-	-		-
VR16 - S. Capitol Av/Capitol Expy	260	-	65	130	33	-	32	-	-	-		-
VR24 - Monterey Hwy/Senter Rd	1,280	-	940	-	170	-	170	-	-	-		-
VR26 - E. Capitol Expy/McLaughlin Dr	630		490	-	70	-	70		-	-	-	-
VR27 - W. Capitol Expy/Vistapark Dr	680		540	-	70	-	70		-	-	-	-
C42 - Story Road (v)	7,020		3,800	2,000	615	-	605		-	-	-	-
C45 - County Fairgrounds	4,120	710			520	-	110	 	-	-	-	-
C46 - Meridian / Parkmoor	1,200		500	480	110	-	110	-	-	-	-	-
Other Identified Growth Areas Sub-Tota	19.685	1,110	10.465	2.610	2.513	1.56	0 1.427	4.640	2.008	3 2.632	4.494	13,7



Land Use Designations Outside of the UGB

San Jose 2020 General Plan

- Non-Urban Hillside
- Public Park and Open Space
- Private Open Space
- Agriculture
- Private Recreation
- Public/Quasi Public
- Industrial Park
- Very Low Density Residential
- Rural Residential

Envision 2040 General Plan

- Open Hillside
- Agriculture



Potential Land Uses Outside of the UGB

- Open Hillside
 - Goals
 - Land Uses
 - Development Policies
- Agriculture (Greenbelt)
 - Goals
 - Land Uses
 - Development Policies

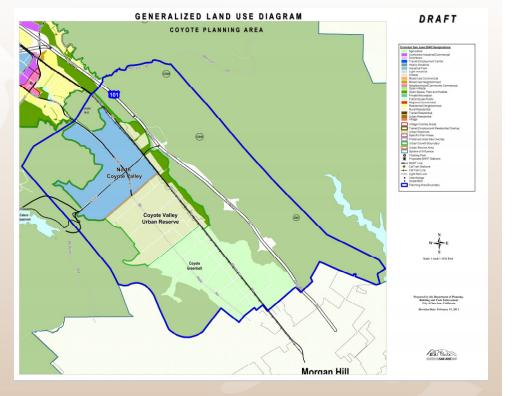




Potential Land Uses Outside of the UGB - Agriculture







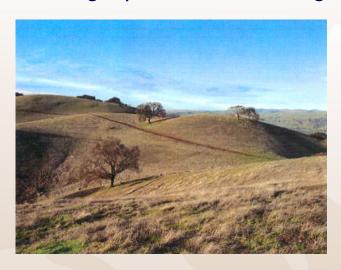






Potential Land Uses Outside of the UGB

Existing Open Hillside setting



Conference / Retreat Center











Potential Land Uses Outside of the UGB

Natural landscape cemeteries





Urban cemetery including cremation and mortuary services











Potential Land Uses Outside of the UGB

Native or non-native vegetation

Appropriate Uses?

Open Space / Habitat
Agriculture
Non-Urban Residential
Institutional (e.g., Religious, Conference Center)
Private Recreation

Appropriate Character?

Low-intensity
(e.g., buildings occupy less than 3% of site)
Land disturbance
(e.g., minimize grading, irrigation, roadways)







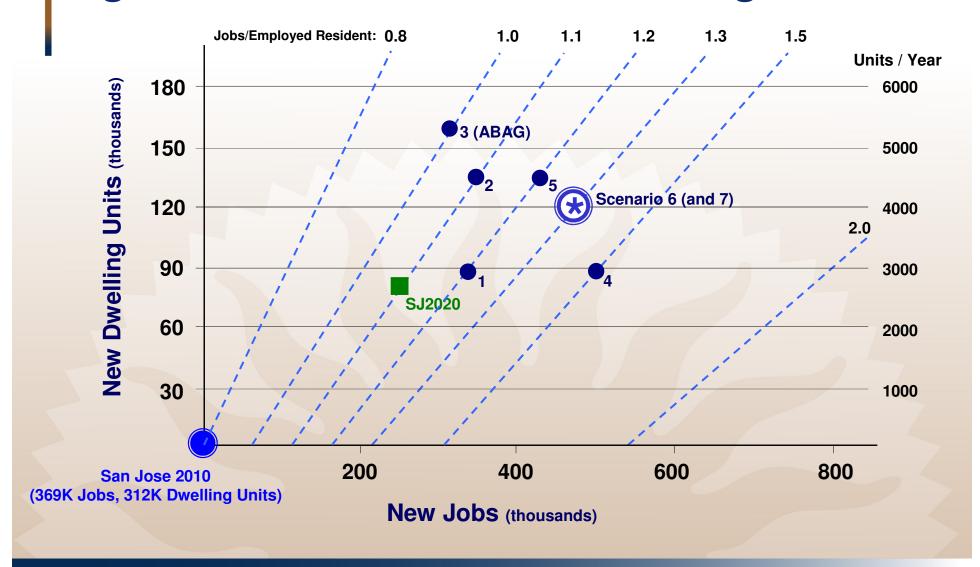


Growth Phasing

- 1. Goals and Objectives
- 2. Number of Villages per Horizon
- 3. Selection of Villages in each Horizon
- 4. Process for Modifications
- 5. Exceptions



Agenda Item #5 – Growth Phasing





Agenda Item #5 - Growth Phasing

Horizon Options

- 1. No Phasing
- Maintain Current Program
 (e.g. 18 Villages in Horizon 1)
- 3. Fewer or More?

2011 Land Use / Transportation Diagram Growth Areas (Base + Horizon 1)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				84,951
Downtown Specific Plan Areas Vacant Lands Entitled & Not Built (Outside Growth Areas) North San Jose (excluding Rincon South) General Plan Residential Base Subtotal	Base Base Base Base	50 N/A 262 218	207 N/A 5 8	10,360 15,740 1,183 1,697 25,380 54,360
VT2 - Berryessa BART / Berryessa Rd/Lundy Av VT4 - The Alameda (East) VT6 - Blossom Hill / Hitachi VR8 - Curtner Light Rail/Caltrain VR9 - Race Street Light Rail VR12 - N. Capitol Av/Hostetter Rd VR19 - Blossom Hill Rd/Snell Av CR20 - N. 1st Street CR20 - N. 1st Street CR21 - Southwest Expressway VR22 - Arcadia/Eastridge (potential) Light Rail CR28 - E. Santa Clara Street CR29 - Alum Rock Avenue CR30 - The Alameda (West) CR31 - W. San Carlos Street C35 - Valley Fair/Santana Row and Vicinity C39 - S. Bascom Avenue (North) C43 - S. De Anza Boulevard V55 - Evergreen Village Horizon 1 Growth Area Subtotal	BART BART/Caltrain Caltrain Light Rail St. LR Corridor LR Corridor Plan LR St. Plan LR Corridor Plan LR Corridor Plan LR Corridor Commercial Ctr. Commercial Ctr. Nbhd Village	48 4 N/A 36 65 31 28 43 79 6 30 50 8 25 53 28 17	100 100 N/A 40 40 40 40 40 42 50 50 50 50 50 50	4,814 402 2,930 1,440 2,612 1,230 1,108 1,733 3,167 250 1,500 2,495 400 1,245 2,635 1,400 845 385 30,591



Agenda Item #5 - Growth Phasing

Selection Criteria / Location of Villages (IP-2.8)

Horizon (Phase)	Residential Growth Areas
Horizon 1 (Entitlements)	■Downtown ■North San Jose Area Development Policy ■Specific Plans ■Existing Entitlements ■Vacant Land Inventory
Horizon 1 Growth Areas	 BART/Caltrain Village (The Alameda) Light Rail/BRT Villages (Curtner, Race, Capitol/Hostetter, Blossom Hill/Snell, North 1st, Southwest Expressway, East Santa Clara, Alum Rock, The Alameda, West San Carlos) Commercial Centers (Valley Fair / Santana Row, South Bascom – North, South De Anza) Neighborhood Village (Evergreen)
Horizon 2	■Light Rail Villages (Capitol/87, Capitol/McKee, Stevens Creek)
Horizon 3	■BART/Caltrain Village (Five Wounds) ■Light Rail/BRT Villages (Penitencia Creek, Capitol/Berryessa, Capitol/Mabury, Oakridge) ■Commercial Centers (Winchester)
Horizon 4	■Light Rail/BRT Villages (Blossom Hill/Cahalan) ■Commercial Centers (remaining)
Horizon 5	Light Rail/BRT Villages (Capitol/Silver Creek)Neighborhood Villages (remaining)



Growth Phasing – Process for Modifications

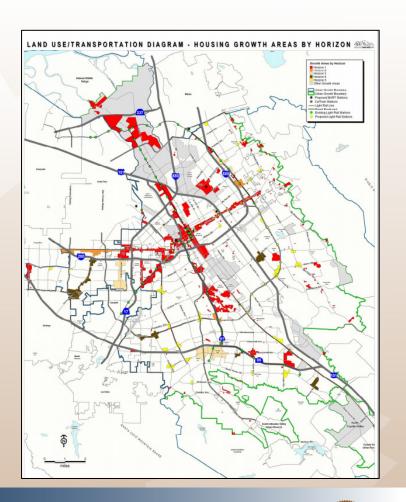
- General Plan Amendment to modify Urban Village size or location, or create new Villages (IP-3.5)
- Adjustments to Urban Village Area Boundaries through Urban Village Planning process (IP-5.1)
- Maintain 120,000 DU housing capacity; maintain or add to 470,000 job capacity (IP-3.4)
- Consider impacts on transit use, bicycle and pedestrian activity, and traffic congestion, upon the City's job growth capacity and anticipated fiscal performance (IP-3.6)
- Consider consistency with overall Goals, including Jobs / Housing balance, General Plan Performance Measures



Agenda Item #5 – Growth Phasing

Questions for Task Force

- Goals and objectives?
 Desired outcomes?
- 2. Maintain current program?
- 3. Change amounts and/or locations?
- 4. Add/reduce flexibility for modifications?





Public Comment



Task Force Recommendations

- 1. Lands Outside of the Urban Growth Boundary
- 2. Phasing



Announcements

- Next Task Force Meeting March 21, 2011
- Envision EIR Circulation (Spring 2011)
- City Council Hearing (Fall 2011)

